



BELLS REST, SOUTH LEVERTON
Offers in the region of £425,000

BROWN & CO

BELLS REST, PLOUGH HILL, SOUTH LEVERTON, RETFORD, DN22 0BT

DESCRIPTION

Bells Rest is an attractive, modern family home boasting much character, flowing layout and tucked away nicely in the highly regarded village of South Leverton.

Accommodation commences with an open entrance porch protecting the door opening to a fine reception hall with staircase ascending to first floor and cloakroom with wc to one side. Leading off is the sitting room, a generously proportioned family room with feature rustic brick fireplace. A separate study is provided.

The dining kitchen will be the hub of the home, boasting an attractive and comprehensive range of modern units, complemented by a substantial island and ample dining space. A useful utility room completes the ground floor.

At first floor level, the sleeping space radiates around the central landing which itself has an eaves area suitable for reading, relaxation, gaming, music etc. The master bedroom has an en suite bathroom and three further good bedrooms are provided together with house bathroom tiled in natural tones.

Outside the property boasts a block paved parking court facilitating off road parking for several vehicles and enclosed gardens accessible from the dining kitchen.

LOCATION

The property is situated off Town Street, tucked away and accessed via what is locally known as Plough Hill.

South Leverton is a highly regarded village in this area, presently boasting a local pub and village hall which is the hub of village life. The independent Orchard School is within walking distance and the neighbouring village of North Leverton boasts a variety of other facilities, presently including convenient store/post office, doctors surgery, primary school and public house.

The market town of Retford where a full range of facilities may be found, lies approximately six miles to the west. The area in general is served by excellent transport links of road, rail and air. The A1M lies to the west from which the wider motorway network is available. The A57 is accessible to the south. Retford has a direct rail service into London King's Cross (approx. 1hr 30 min) and air travel is convenient Nottingham East Midlands international airport.

DIRECTIONS

Leaving Retford town centre market square via Grove Street, turn left at the traffic lights onto Arlington Way and turn right at the next lights leaving the town on Leverton Road. After approximately five miles turn right signposted South Leverton to enter the village. At the T-junction turn right and proceed passed the church to the bottom of the hill turning left onto Town Street. At The Plough public house turn left up Plough Hill bearing right to find Bells Rest on the right hand side.

ACCOMMODATION

CANOPIED OPEN ENTRANCE PORCH

RECEPTION HALL Travertine style tiled flooring in natural tones, half turn staircase ascending to first floor with spindled balustrade and understairs storage cupboard. Cloaks cupboard. Radiators.

CLOAKROOM low suite wc, wall hung basin with tiled splashback, coordinating Travertine style flooring, chrome towel warmer.

SITTING ROOM 17'1" to 17'5" x 16'0" (5.20m to 5.32m x 4.88m) dual aspect overlooking front grounds and driveway, substantial rustic brick fireplace, radiator.



STUDY 9'4" to 11'4" x 6'0" (2.84m to 3.45m x 1.86m) side aspect window.

DINING KITCHEN 22'6" x 16'0" to 11'0" (6.86m x 4.88m to 3.35m) generously proportioned and comprehensively fitted with an attractive range of high gloss ivory cream units to wall and floor level, base cupboards surmounted by woodblock effect working surfaces. Large central island to coordinate with further drawers, pan drawers and storage. Tiled splashback. Feature rustic brick chimney breast hosting Rangemaster 110 dual fuel cooking range. Ceramic 1.5 sink unit, dual aspect including direct garden access via double doors, Indian stone flagged flooring, downlighters. Radiator.



UTILITY ROOM 9'6" x 7'9" (2.89m x 2.37m) complementing base cupboards, woodblock effect working surfaces, concealed Grant oil fired condensing boiler. Ceramic sink unit, tiled splashbacks, Travertine style tiled flooring, external garden access door, plumbing for washing machine, radiator.

FIRST FLOOR

LANDING generously proportioned with display niche and eaves alcove suitable for gaming, reading etc. Spindled balustrade over stairwell, linen cupboard, radiator.

BEDROOM ONE 16'0" x 11'10" to 15'10" (4.88m x 3.61m to 4.83m) dual aspect, radiator, off to



EN SUITE BATHROOM with white suite of panelled bath, separate tiled shower enclosure with overhead deluge rainfall shower and additional handset. Pedestal hand basin, low suite wc. Half tiled around fittings and to floor in natural tones. Chrome towel warmer.

BEDROOM TWO 17'1" x 11'0" to 13'9" (5.20m x 3.35m to 4.19m) dual aspect, radiator.



BEDROOM THREE 11'10" x 9'6" (3.61m x 2.89m) rear aspect window, access hatch to roof void, radiator.

BEDROOM FOUR 9'6" x 6'6" (2.89m x 1.99m) rear aspect window, radiator.

HOUSE BATHROOM white suite of panelled bath, separate tiled shower enclosure with overhead deluge rainfall shower and additional handset, pedestal hand basin, low suite wc. Half tiled walls and flooring in natural tones to complement. Linen cupboard, roof window, chrome towel warmer.



OUTSIDE

Bells Rest is tucked away nicely, situated back from Town Street. To the front of the property there is a good block paved parking court facilitating parking for several cars.

Principal garden lies to the rear, this is lawned and privacy enhanced by mature hedging surround. Indian sandstone paved patio and paths for circulation.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

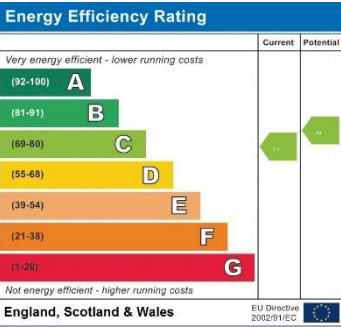
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in August 2022.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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